

Solon Township Board  
Regular Meeting  
Thursday, April 21, 2022 7:00 P.M.  
Solon Township Hall  
9191 S. Kasson St., Cedar, MI 49621  
MINUTES

**1. Call to Order**

**2. Pledge of Allegiance**

Supervisor Jim Lautner called the meeting to order at 7:00 PM. with the recitation of the Pledge of Allegiance.

Board members present: Supervisor Jim Lautner, Treasurer Joan Gauthier, Clerk Shirley Mikowski, Trustee Steve Yoder and Trustee Pat Deering.

Guests present: Jackie Baase, Judy Janosik, Charlie Smith, Karen Smith, Ray Pleva, Kelly Claar, Mary Taylor, Mellissa Dow, Susan O'Conner, Mindy Hawley, Joe Carter, Cynthia Epie, Melinda Lautner, Chris Comeaux, Elizabeth Ross, Mary O'Neill, Ron Novak and Dale Gauthier.

**3. Approval of Agenda**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the agenda with removing one item under Unfinished Business: E. Property Use Agreement(s)/Cedar Chamber of Commerce. Motion carried 5-0.

**4. Approval of Minutes**

**1. Regular March 10, 2022**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the March 10, 2022 regular meeting minutes as written. Motion carried 5-0.

**2. Closed Session March 10, 2022**

Motion by Steve Yoder and seconded by Joan Gauthier to approve the March 10, 2022 Closed Session meeting minutes as written. Motion carried 5-0.

**3. Budget March 17, 2022**

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the March 17, 2022 Budget meeting minutes as written. Motion carried 5-0.

**4. Special March 26, 2022**

Motion by Steve Yoder and seconded by Joan Gauthier to approve the March 26, 2022 Special meeting minutes as written. Motion carried 5-0.

**5. Public Comment**

Mary O'Neill asked if the township has the right to ask the developer if they have the funds to back up the project, maybe a note from the bank saying the money is with the bank. Ms. O'Neill was referring to the proposed development on Allgaier Road. Jim Lautner said you cannot ask, and Steve Yoder noted that with the Corey Flaska development a bond was requested.

Leelanau County Commissioner Melinda Lautner gave an update. Chet Janik, who has been with the county for ten years, has retired from his position effective December 31, 2022. They are looking for someone to fill his position and hoping to have a smooth transition. The Commissioners are also working on how the remainder of the ARPA Funds should be spent. The county is hoping to have fiber-optic installed from border to border in the next two years.

**6. Correspondence**

The Lake Leelanau Lake Association is having a 2022 Spring Virtual Auction. The bidding begins April 18 and ends May 1, 2022.



### **7. Treasurer's Report/Authorization for Payment of Vouchers:**

Shirley Mikowski reported that the township is over budget with Budget Line Item: Professional Fees because the Fleis&Vandenbrink contract amount of \$9,100.00 was paid. More information will be given to the board for the May meeting. Huntington Bank Checking \$32,668.58, Huntington Bank General Savings \$302,774.58, Total Funds Available: \$335,443.16, Huntington Bank Road Improvement Fund \$5,304.50, Huntington Bank Fire Fund CD \$42,711.90, Huntington Bank Fire Fund Savings \$37,674.48, Total Fire Sinking \$80,386.38, Huntington Bank Sidewalk Fund \$13,265.55, Huntington Bank Cedar River Marina Project \$24,238.50, Total other Township Funds Available: \$123,194.93. Total Current Assets: \$458,638.09, Parks and Recreation \$8,005.70. ARPA Funds received: \$59,983.54 - in checking account. Voucher #'s 14446-14470 were submitted for payment. Motion by Shirley Mikowski and seconded by Steve Yoder to accept the Treasurer's report and pay vouchers as presented. Motion carried 5-0.

### **8. Committee Reports:**

Steve Yoder reported on the Planning Commission meeting held on Tuesday, April 5, 2022. All members and twenty guests were present.

- All the regular Planning Commission meetings will begin at 6:00 P.M.
- Discussed proposing PUD's along M-72 and 651 North of Cedar
- Discussed proposing a commercial strip on Solon Road and Allgaier Road
- A Public Hearing was held for the application from Jon and Rachelle Zelinski to have their 9.43 acre parcel located on Allgaier Road rezoned from Agriculture/Conservation to Business 2. Almost every comment received was against the rezoning. They cannot approve this request according to the future land maps. They are going to wait until the Master Plan is complete.

Kelly Claar reported the Parks and Recreation Committee met on Tuesday, March 29, 2022 at 6:00 P.M. There were two members absent and two guests present.

- Would like approval to schedule a Spring clean-up community event on May 14, 2022. They will need to purchase some items for the cleanup along with some additional mulch for the playground which may cost up to \$635.00.
- Recommend selling the Vlack Pond dock
- Would like approval to have an Open House at the Solon Schoolhouse on September 11, 2022.
- Proposed purchasing wildlife proof dumpsters
- Requesting assistance to get the boat wash stations installed and help with the playground inspection
- Purchase two new bleachers for the ball fields
- Would like to purchase a display case to display the schoolhouse artifacts
- Would like to use remainder of Grant funding money to purchase directional and informational signs.
- The next meeting will be held on Tuesday, April 26, 2022 at 6:00 P.M. at the Solon Township Hall. The time may have to change.

Motion by Shirley Mikowski and seconded by Joan Gauthier to approve the Parks and Recreation Committee to host a Solon Township Community Cleanup Event on Saturday, May 14, 2022 from 10:00 A.M. - 2:00 P.M. and to purchase needed supplies up to \$635.00. Motion carried 5-0.

Motion by Jim Lautner and seconded by Joan Gauthier to approve the Parks and Recreation Committee to host an Open House at the Solon Schoolhouse on Sunday, September 11, 2022. Motion carried 5-0.

The Historical Society wants to donate a light that is very similar to the one that was on the schoolhouse.

Joan Gauthier asked if the wildlife dumpsters were to be purchased who would remove the trash from them, because the current company that picks up the trash would not.

Shirley Mikowski asked why there is a need for a third dumpster. Kelly said she had complaints there was not a dumpster by the tennis court. It was agreed that a third dumpster would not be ordered.



Mary Taylor is planning to host an Open House at the Solon Township Hall on May 7, 2022 at 10:00 A.M. to get more people interested in Tai chi. She wants to place an ad in the Leelanau Enterprise, so it will need to be sent to Shirley Mikowski to be reviewed and will have the ad placed.

**Zoning Administrator Written Report is attached.**

## **9. Unfinished Business**

### **A. Township Hall/Repairs**

There was nothing to report.

### **B. Parks**

#### **1. Recycling Site**

##### **a. Cameras**

Jim Lautner said the cameras are working and to call Trudy Galla if anything is left at the site that shouldn't be. Joan Gauthier said if the cameras are working then they should have captured on camera the person that is missing. The State Troopers said they are not working.

Ray Pleva said it will take a grater blade to smooth out the drive by the recycling site. Jim Lautner said to have the Leelanau County Road Commission, grate the road and the township will pay for it. Mr. Pleva will call them and Jim Lautner will call Trudy Galla about the cameras.

Shirley Mikowski said the metal roof is flapping on the building at the tennis courts. Mary Taylor said the Cedar Chamber of Commerce recently hired someone to do maintenance, so she will ask at their next meeting if it would be okay for their maintenance person take a look at it.

#### **2. Michigan Rowing Club**

Susan O'Conner is a township resident representing The Northern Michigan Rowing Club. They would like to use the Solon Beach Park and enter into a lease agreement with the township. They would like to build a rack or park a trailer on the back property near the parking area to keep their boats and oars on-site with an enclosure fence, and would like to house multiple rowing shells for community use and be able to access them May through October. The Park is centrally located and provides convenient access to Lake Leelanau. The use agreement would include a monthly fee and possibly contribute to the maintenance of the park. This will give additional community members access to yet another healthy outdoor activity in Leelanau County. The hours they would access the site to row would be early morning from 6:30-8:30 A.M. and evening hours from 6:00-8:00 PM. This is something that can be temporary or permanent, depending on the township requirements and restrictions. Motion by Joan Gauthier and seconded by Shirley Mikowski to sign a lease agreement with the Northern Michigan Rowing Club for the use of the Solon Township Beach Park on a trial basis for a fee of \$100.00 per month. Motion carried 5-0.

The lease agreement will be sent to Shirley Mikowski for her to review and send to the attorney.

Rick Brett is the Logistics Director for the Cedar Polka Fest and is asking for approval to update the electrical boxes adjacent to the tennis courts. The Cedar Chamber of Commerce will be paying for all the cost of the installation and the applications for the permits. Motion by Joan Gauthier and seconded by Pat Deering to approve to permit the Cedar Chamber of Commerce to have the electrical boxes that are adjacent to the tennis courts upgraded and they will pay all costs. Motion carried 5-0.

### **C. Fire Department**

Chris Comeaux/Fire Board Representative reported the following:

- The end of year budget has approximately \$54,000.00 surplus which they are planning to put some towards the loan from the Capital Fund, and may be able to put some into the Contingency Fund.
- The Strategic Plan is pending board approval. Chief Doornbos has been working very hard on completing. All four townships were given a draft of the MOU (Memorandum of Understanding) (see attached) to review and forward comments to the fire board before their next meeting.



Response to #1:

- Jim Lautner said the building cannot be sold needs to be added and the names do not have to be put on the deed. The agreement should include language to fix the building with each township paying 25%.

Response to #2:

- Shirley Mikowski does not agree that all four townships should have to pay for future emergency services facilities. Kasson and Cleveland Township does not have one nickel into the current facility.
- Joan Gauthier understands that with this agreement, each of the four townships will pay equally if Kasson and Cleveland Township were to purchase property and put up a building and that Kasson and Cleveland Township can purchase the current building for \$1.00. Joan has a problem with this because neither of those townships has had to pay anything for years; they didn't even have to contribute to the living quarters that were added on.
- Jim Lautner has no problem with paying 25% of purchasing land and building a new facility but all four townships have to make the final decision. The agreement should include that all purchases of land or buildings for the fire department needs to have township board approval by all four townships prior to purchasing.
- Chris Comeaux said the Interlocal Agreement will be expiring soon so to wait until that has to be addressed.

Response to #3

- Is okay.

Steve Yoder agrees that every township should pay their share. If a new building is built we won't lose by paying in 25%.

Pat Deering asked what the time frame would be before a new building is built. Chris Comeaux said the board is looking at approximately 7-10 years.

Jeff Friend from the fire department contacted Shirley Mikowski to get the okay for the department to have Landing Zone training for May 21, 2022 at 9:00 A.M. Shirley Mikowski will get a Property Lease Agreement for the use of the ball fields.

Ron Novak said he appreciates everything the fire board and fire department does.

#### **D. Cedar River Project**

Ray Pleva, Co-Chair Cedar River Waterway & Park, reported that he worked with Larry Fleis and Brian Rowley from Fleis&Vandenbrink along with the Park Team to revise the grant proposal with Remy Forten who works for Congressman Jack Bergman in Washington DC. The last proposal was for \$2,900,000 that did not get approved. The new proposal is for \$ 1,800,000 that should cover most of the Cedar River Waterway & Park project, and one double design bathroom. State Representative Jack O'Malley and Senator Curt Vanderwall are both working on getting grant money for us and are looking at getting funding from two different angles. Their goal is to hopefully have some good news for us in May.

##### **1. Buoys**

Solon Township has no authority for putting in buoys in the channel. Larry Fleis and Cedar River Waterway & Park team have been reviewing all angles to address the grass/weeds/silt build up in the mouth of Cedar River. They are drafting a letter to send to the DNR, Conservancy, Solon Township Board, and the Lake Leelanau Lake Association. Ray explained how the blockage in the mouth of river does affect the flow of the river. It affects the drainage of small lakes and Cedar swamp, the town of Cedar with the swamp surrounding on three sides, the ball fields, tennis courts and Community Park. It does affect Solon Township big time.

#### **E. Property Use Agreement(s)/Cedar Chamber of Commerce**

Item removed from agenda.



**Any Other Unfinished Business:**

Joan Gauthier wanted to make sure that a cistern was being put in as required before Corey Flaska could move forward with the Cedar Cove development. A cistern is already being put in.

**10. New Business****A. Parks and Recreation Committee Appointment**

Motion by Jim Lautner and seconded by Joan Gauthier to appoint Mary O'Neill and Melinda Lautner to the Parks and Recreation Committee for the term ending 12/31/2022. Motion carried 5-0.

**11. Public Comment**

Jim Lautner said there is going to be a collection of tires and mattresses at the Glen Lake School on June 24, 2022 from 2:30 P.M. – 5:30 P.M. The cost is \$1.00 per tire and \$5.00 per mattress with a limit of four mattresses. An appointment is required.

Kelly Claar said there is Right to Farm Zoning and Planning presentation at the Leelanau Government Center on Wednesday April 27, 2022 from 6:30 P.M. – 8:00 P.M. You need to RSVP. Kelly thanked Chris Comeaux for representing the township. The Polish Store in Cedar is putting in a food truck and thought food trucks were not allowed. The Parks Committee wants to have a food truck this summer. Jim Lautner said that Tim Cypher/ZA is looking into the Polish Store food truck.

Mary O'Neill thanked the board for approving Rowing Club.

Ray Pleva announced there is a Blood Drive on May 20, 2022 at the Solon Township Hall and noted the importance of giving blood. Thanked the board for approving the use of the pavilions for the Alzheimer fund raiser.

Kelly Claar said there is going to be a search and rescue team of about 100 people searching for the man that has been missing for several weeks from Kingsley. They will be stationed at the Solon Township Hall.

Ron Novak thanked the board for approving the electrical work to be done at the tennis courts. Ron said the road behind Bunting's is in bad shape and the Leelanau County Road Commission has always been good on repairs when they have left over asphalt. Ron also commented on how bad of shape the tennis courts are in; it will take approximately a half of million dollars to do it right, but Ron suggested to grind it up and paint it over. Jim Lautner asked Ron to do some research on how much it will cost to do the tennis courts.

Mary Taylor said there are grants available to resurface the courts. There is also a \$50,000.00 grant through the Community Foundation that could help with upgrading the township hall.

Steve Yoder asked when the township board will be taking action on the Zoning Ordinance. That will be on the May agenda.

Judy Janosik thanked the board for having the meeting in the small room it is much more pleasant. Judy asked what effect it will have on the river without getting rid of the grass. Ray Pleva said there will be more silt; it won't drain as well which could cause the creeks to rise and there could be flooding. The problem is there is not enough motor traffic.

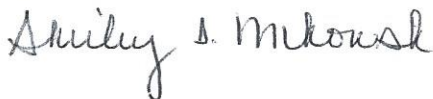
**12. Announcements**

There was none.

**13. Adjournment**

Motion by Joan Gauthier and seconded by Shirley Mikowski to adjourn the meeting. Motion carried 5-0. The meeting was adjourned at 9:06 P.M.

Respectfully submitted,  
Shirley I. Mikowski/Solon Township Clerk



# SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: MARCH 2022

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
3/12/2022	LUP 21-22	REMBOLD	LAND USE	202122	57454 \$ 50.00
010-011-031-00	9400 S. PARKER ROAD	ROOF OVER EXISTING PATIO		655 S.F.	
3/31/2022	ZONING AMEND22-01	ZEILINSKI JELN LLC.	ZONING AM	202201	153679 \$ 500.00
010-035-006-60	VACANT LOT ALLGAIER RD	REZONING AMENDMENT APPLICATION - AC TO B-2			
3/19/2022	PLA 22-01	LAUTNER REV. TRUST	PROP. LINE PLA 22-01	3186	\$50.00
010-034-004-00&10	13025/13077 S. SOLON RD	PROPERTY LINE ADJUSTMENT			
3/31/2022	PLA 22-02	DEMOULPIED WHITEFORD	PLA 22-02	8095	\$100.00
010-015-011-20&40	5487&5501 E. GALLIVAN RD	PROPERTY LINE ADJUSTMENT			
3/19/2022	LDA 22-01	FABER	LAND DIV. LDA 22-01	230	\$100.00
010-033-011-00	4225 E. TRAVERSE HWY.	CREATED ONE NEW PARCEL			

TOTAL \$ 800.00

SIGNED:

*Timothy A. Cypher*

DATE: 4/10/2022

TIMOTHY A. CYPHER  
SOLON TOWNSHIP ZONING ADMINISTRATOR  
231-360-2557  
[TIM@ALLPERMITS.COM](mailto:TIM@ALLPERMITS.COM)



DRAFT  
MEMORANDUM OF UNDERSTANDING

This memorandum of understanding is entered into by and between SOLON TOWNSHIP, whose address is 9191 S. Kasson Street, Cedar, MI 49621, and CENTERVILLE TOWNSHIP, whose address is 5800 S. French Road, Cedar, MI 49621, CLEVELAND TOWNSHIP, with offices at 955 W. Harbor Highway, Maple City, MI 49664, and KASSON TOWNSHIP, with offices at 10988 S. Newman Road, Maple City, MI 49664, collectively referred to as "the Parties", effective as of the date first signed below.

WHEREAS the Parties have established the "Cedar Area Fire & Rescue" ("Fire Department"), under the authority of the Urban Cooperation Act of 1967, as amended, as a separate legal and administrative entity and public body.

WHEREAS the Fire Department currently operates one emergency services facility located in Solon Township and currently leases the fire station property and building from joint owners Solon Township and Centerville Township.

WHEREAS in the future, the Fire Department may require, build and obtain additional emergency services facilities located in one of the four townships.

WHEREAS the Fire Department wishes that all emergency services facilities, existing and future, be jointly owned and maintained by all four townships, and for and in consideration of the recitals, mutual promises and agreements contained in the Agreements, and the recitals, mutual promises and agreements contained herein, the parties agree to the following:

1. That Cleveland Township and Kasson Township shall buy into the emergency services facility/property located at 8907 Rail Road Ave., Cedar, Michigan, for the nominal price of \$1.00 and their names be added to the deed for the property. If the property located at 8907 Rail Road Ave., Cedar, Michigan, ever ceases to be used as an emergency services facility by the Fire Department, Solon Township and Centerville Township can re-purchase full ownership of the property from Cleveland Township and Kasson Township for the nominal price of \$1.00.
2. That any future emergency services facilities or Fire Department real property must be purchased jointly and owned jointly by the four Parties. Any decisions on the purchase or location of such future emergency services facilities shall be made upon recommendation of the Fire Board.
3. That any future emergency services facilities or Fire Department real property shall be jointly operated and maintained by the Fire Department. All capital costs for such joint property shall be shared equally by the Parties.

Acknowledged and agreed to:

SOLON TOWNSHIP

---

**Solon Township**

**By: James C. Lautner, Supervisor**

STATE OF MICHIGAN                     )  
COUNTY OF LEELANAU COUNTY        )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of April 2022, by James C. Lautner, the Supervisor of Solon Township.

\_\_\_\_\_  
, Notary Public  
County, Michigan  
Acting in Leelanau County, Michigan  
My Commission Expires: \_\_\_\_\_

CENTERVILLE TOWNSHIP

\_\_\_\_\_  
**Centerville Township**  
**By: Jim Schwantes, Supervisor**

STATE OF MICHIGAN                     )  
COUNTY OF LEELANAU COUNTY        )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of April 2022, by Jim Schwantes, the Supervisor of Centerville Township.

\_\_\_\_\_  
, Notary Public  
County, Michigan  
Acting in Leelanau County, Michigan  
My Commission Expires: \_\_\_\_\_

KASSON TOWNSHIP

\_\_\_\_\_  
**Kasson Township**  
**By: Greg Julian, Supervisor**



STATE OF MICHIGAN )  
COUNTY OF LEELANAU COUNTY )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of April 2022, by  
Greg Julian, the Supervisor of Kasson Township.

\_\_\_\_\_  
, Notary Public  
County, Michigan  
Acting in Leelanau County, Michigan  
My Commission Expires: \_\_\_\_\_

CLEVELAND TOWNSHIP

\_\_\_\_\_  
**Cleveland Township**  
**By: Tim Stein, Supervisor**

STATE OF MICHIGAN )  
COUNTY OF LEELANAU COUNTY )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of April 2022, by  
Tim Stein, the Supervisor of Cleveland Township.

\_\_\_\_\_  
, Notary Public  
County, Michigan  
Acting in Leelanau County, Michigan  
My Commission Expires: \_\_\_\_\_

**Prepared by:**

David A. Bieganowski  
DAVID A. BIEGANOWSKI, PLC  
2226 S. Airport Rd., W., Ste B., P.O. Box 426  
Traverse City, Michigan 49685-0426; (231) 947-6073